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	SHORT-TERM RENTAL AMENDMENTS
	2017 GENERAL SESSION
	STATE OF UTAH
	Chief Sponsor: John Knotwell
	Senate Sponsor: J. Stuart Adams
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	LONG TITLE
(General Description:
	This bill prevents a political subdivision from prohibiting the use of a short-term rental
	website.
I	Highlighted Provisions:
	This bill:
	defines terms; and
	 prevents a political subdivision from prohibiting an individual from listing or
	offering a short-term rental on a short-term rental website.
	Money Appropriated in this Bill:
	None
(Other Special Clauses:
	None
Į	Utah Code Sections Affected:
I	ENACTS:
	10-8-85.4, Utah Code Annotated 1953
	17-50-338, Utah Code Annotated 1953
	Be it enacted by the Legislature of the state of Utah:
	Section 1. Section 10-8-85.4 is enacted to read:
	10-8-85.4. Ordinances regarding short-term rentals Prohibition on ordinances
Ì	restricting speech on short-term rental websites.
	(1) As used in this section:

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30	(a) "Residential unit" means a residential structure or any portion of a residential
31	structure that is occupied as a residence.
32	(b) "Short-term rental" means a residential unit or any portion of a residential unit that
33	the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30
34	consecutive days.
35	(c) "Short-term rental website" means a website that:
36	(i) allows a person to offer a short-term rental to one or more prospective renters; and
37	(ii) facilitates the renting of, and payment for, a short-term rental.
38	(2) Notwithstanding Section 10-9a-501 or Subsection 10-9a-503(1), a legislative body
39	may not:
40	(a) enact or enforce an ordinance that prohibits an individual from listing or offering a
41	short-term rental on a short-term rental website; or
42	(b) use an ordinance that prohibits the act of renting a short-term rental to fine, charge,
43	prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term
14	rental on a short-term rental website.
45	Section 2. Section 17-50-338 is enacted to read:
46	17-50-338. Ordinances regarding short-term rentals Prohibition on ordinances
1 7	restricting speech on short-term rental websites.
48	(1) As used in this section:
19	(a) "Residential unit" means a residential structure or any portion of a residential
50	structure that is occupied as a residence.
51	(b) "Short-term rental" means a residential unit or any portion of a residential unit that
52	the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30
53	consecutive days.
54	(c) "Short-term rental website" means a website that:
55	(i) allows a person to offer a short-term rental to one or more prospective renters; and
56	(ii) facilitates the renting of, and payment for, a short-term rental.
57	(2) Notwithstanding Section 17-27a-501 or Subsection 17-27a-503(1), a legislative

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58	body may not:
59	(a) enact or enforce an ordinance that prohibits an individual from listing or offering a
60	short-term rental on a short-term rental website; or
51	(b) use an ordinance that prohibits the act of renting a short-term rental to fine, charge,
52	prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term
53	rental on a short-term rental website.